

**TO:** City Historic Preservation Commission

**FROM:** Rose E. Brown, Planning Coordinator  
Community Development Department

**RE:** CASE #HP-16-002

**DATE:** December 30, 2015

**APPLICANT/  
OWNER** Western Construction – Ed Cain  
26 Indian Hills Road, Council Bluffs, IA 51503

**REQUEST:** Historic preservation exterior design review at 523 South Main Street located in the Haymarket Historic District.

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#### GENERAL INFORMATION

The Community Development Department has received a request from Western Construction, represented by Ed Cain for historic preservation exterior design review at 523 S. Main Street, located in the Haymarket Historic District (Attachment A). The proposed exterior modification is at a property historically known as the Brown-Kelley Building (Attachment B). All exterior modifications to buildings/structures within the Haymarket Historic District must be reviewed by the Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to commencement of said modification(s).

The applicant proposes to reconfigure and replace the storefront windows on the subject property to better accommodate retail display. The proposed window configuration is shown on Attachments C and D.

All City Departments and local utility providers were notified of the proposed historic preservation design review request. No adverse comments have been received.

REVIEW CRITERIA – The Secretary of the Interior’s ‘Standards for Historic Preservation’ are used as the basis for reviewing historic preservation design requests for buildings located within historic districts and buildings designated as local landmarks.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *No change to the historic use of the property is proposed with this request, which has historically been utilized for commercial purposes.*
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *The alteration involves removing a modern modification and replacing the windows with a more traditional storefront window configuration. The Haymarket Area Development and Preservation Plan indicates that modifications to building should be historically accurate and/or in context with surrounding buildings.*
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *Not applicable.*
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *Similar trim work and materials will be used in context with the surrounding building(s).*
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *Not applicable.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable.*
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *The proposed exterior work is compatible with the surrounding buildings.*
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

**RECOMMENDATION** – The Community Development Department recommends approval of the request for historic preservation design review of exterior modifications at 523 South Main Street and recommends the issuance of a Certificate of Appropriateness as the request is generally consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation'.



Rose E. Brown, AICP  
Planning Coordinator

**Attachments**

- Attachment A: Letter of intent of applicant
- Attachment B: Exterior view of Brown-Kelley Building
- Attachment C: Proposed modification
- Attachment D: Proposed window configuration

WESTERN CONSTRUCTION  
ED CAIN  
26 INDIAN HILLS ROAD  
COUNCIL BLUFFS, IOWA 51503  
PHONE 402-598-8763

JOB ADDRESS; 523 SOUTH MAIN ST., COUNCIL BLUFFS, IA

SCOPE OF WORK; EXTERIOR

BUILDING FRONT;

1. REMOVE EXISTING PLATE GLASS WINDOWS,
2. ENLARGE WINDOW OPENINGS AND INSTALL CENTER COLUMN
3. INSTALL NEW INSULATED SAFETY- GLASS WINDOWS (28" X 76")
4. INSTALL NEW WOOD PANEL UNDER WINDOWS TO MATCH STORE-FRONT TO THE NORTH (521 SOUTH MAIN)
5. PAINT TO MATCH EXISTING COLOR SCHEME

PURPOSE;

1. TO ALLOW MORE VISABILITY FOR RETAIL TENANT MERCHANDISE
2. NEW INSULATED GLASS WINDOWS WILL NOT FROST-UP LIKE EXISTING PLATE GLASS WINDOWS DO IN COLD TEMPERATURES
3. MORE ENERGY EFFICIENT





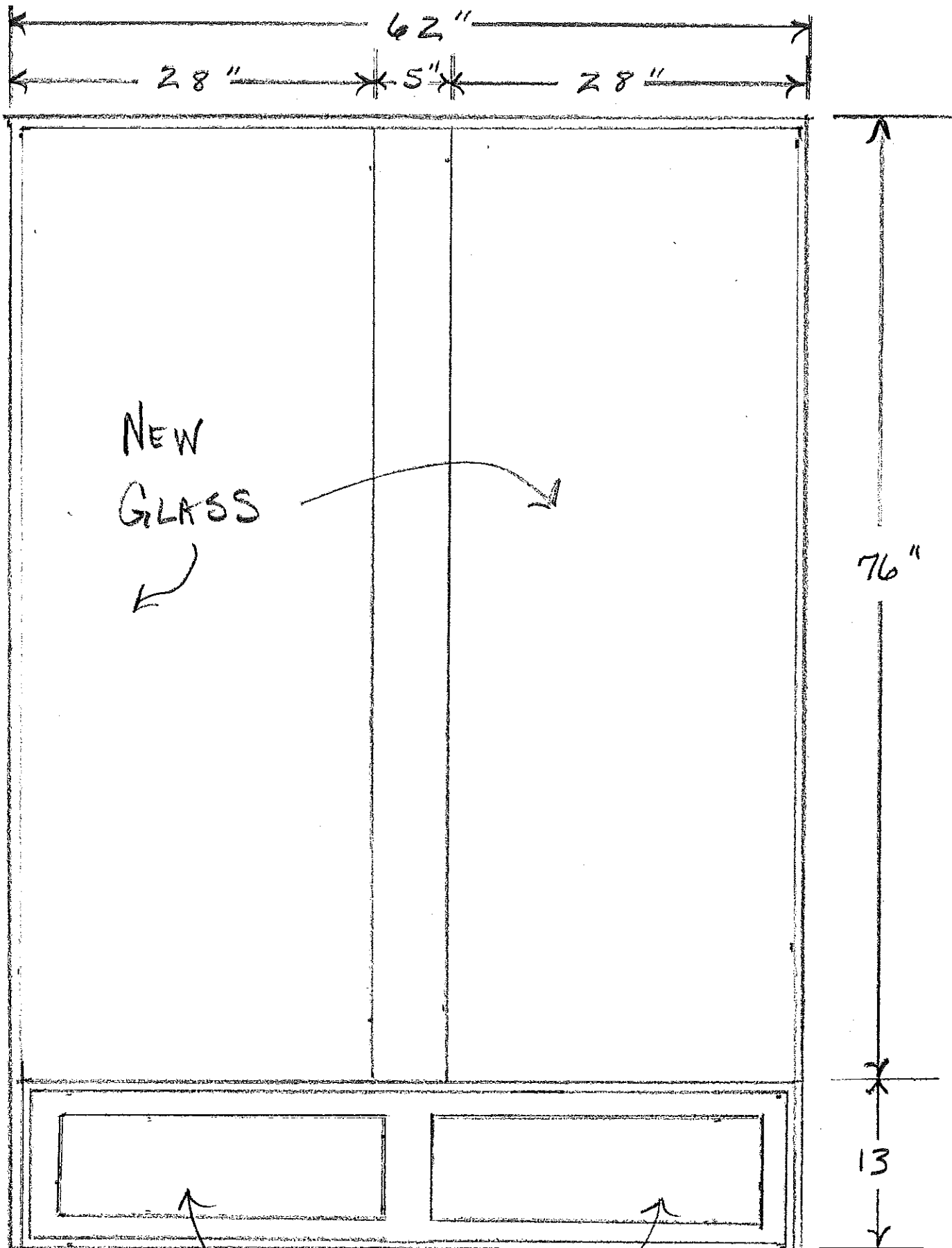




TO BE  
REPLACED



SAME DESIGN  
PANEL TO BE INSTALLED  
UNDER NEW WINDOWS



SCALE!  
3/32" = 1"

WOOD PANEL  
TO MATCH 521 SO. MAIN

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Attachment D